

TOWN OF DAVIE
PLANNING AND ZONING BOARD
FEBRUARY 12, 2014

1. ROLL CALL

The meeting was called to order at 6:30 p.m. Board members present were Chair Ken DeArmas, Vice Chair Todd Evans, Jodi Davidson, and Tom Jacob. Also present were Police Legal Advisor Danny Stallone, Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, David Stallworth, and Lisa Edmondson/Prototype Inc. recording the meeting.

2. MOTION TO EXCUSE COMMITTEE MEMBERS - None.

3. APPROVAL OF MINUTES

2.1 January 22, 2014, Meeting

Motion made by Mr. Jacob, seconded by Vice Chair Evans, to approve the minutes of the January 22, 2014, meeting. In a voice vote, the motion passed unanimously.

4. PUBLIC HEARING

Quasi-Judicial

4.1 Variance (V) 13-6 Sierra Ranch [**tabled from the January 22, 2014 meeting**]
1900 Hiatus Road (A-1)

4.2 Rezoning (ZB) 13-22 Sierra Ranch [**tabled from the January 22, 2014 meeting**]
1900 Hiatus Road (A-1)

Mr. Abramson stated that he received an email from the applicant instructing staff to withdraw the items. The applicant stated they are revising plans and will seek new hearing dates when ready to resubmit.

4.3 Code Amendment (ZB(TXT)) 13-324 Wireless Regulations
Townwide

Mr. Quigley presented the item and stated that the Town's goal was to facilitate service delivery. The ordinance proposes to update the statutes adopted in 2006, provide general streamlining to align with zoning codes and categories, and maximize the ability of the Town to have wireless facilities that bring in revenue to the Town. The ordinance was reviewed and approved by the Town's wireless telecommunications consultant, and is consistent with the Comprehensive Plan.

Mr. Quigley noted that the wireless facilities are not allowed in the conservation category but can be in other areas such as residential. If they are in residential, Town Council approval is required and the towers must be a "stealth facility." He added that they are creating the possibility for them to be used on light poles.

Mr. Quigley stated that there are exceptions in the statutes for ham radio operators and they need to be permitted. He added the most scrutiny is reserved for new tower facilities to make sure they are needed.

There was a brief discussion about carriers adding onto existing towers and the lack of landscape buffering around a facility on 148 Avenue. Mr. Quigley remarked that the towers are generally constructed by a third party, not the carriers themselves; therefore, it is to their advantage to combine carriers onto one tower. He also showed examples of different types of towers, stating that the Town requires stealth facilities that are not recognized as a wireless facility. Secondary to a stealth facility is a minimal impact facility such as a canister atop a pole.

Chair DeArmas then opened and closed the public comment portion of the meeting on the item, as there was no one wishing to speak.

TOWN OF DAVIE
PLANNING AND ZONING BOARD
FEBRUARY 12, 2014

Motion made by Mr. Jacobs, seconded by Ms. Davidson, to approve. In a roll call vote, the vote was as follows: Chair DeArmas - yes; Vice Chair Evans - yes; Mr. Jacob - yes; Ms. Davidson - yes. **(Motion carried 4-0)**

4.4 Code Amendment (ZB(TXT)) 13-325 Communication Facilities in Right-of-Ways
Townwide

Mr. Quigley presented the item, describing how the facilities can be erected on an existing pole, or next to it. The amendment sets the stage for how the Town can accommodate new facilities and it allows the Town or County to regulate it to the extent necessary. Measures are in place to control congestion and abandonment of obsolete fixtures which could become troublesome.

Mr. Quigley said that the County controls right-of-ways for public use, so that would prohibit indiscriminate use of the facilities and maintain fairness for everyone.

Mr. Quigley also described the placement of facilities, either on poles or on tall buildings, so that they would be inconspicuous.

Chair DeArmas then opened and closed the public comment portion of the meeting on the item, as there was no one wishing to speak.

Motion made by Ms. Davidson, seconded by Vice Chair Evans, to approve. In a roll call vote, the vote was as follows: Chair DeArmas - yes; Vice Chair Evans - yes; Mr. Jacob - yes; Ms. Davidson - yes. **(Motion carried 4-0)**

5. OLD BUSINESS - None.

6. NEW BUSINESS

Mr. Quigley introduced David Stallworth, Planner II, who is replacing Ingrid Allen.

7. COMMENTS AND/OR SUGGESTIONS

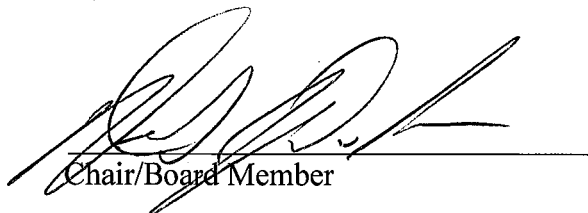
Chair DeArmas said there is additional backup for Sierra Ranches relating to the R3 there with Harmony Lakes and other parcels. He also asked board members to observe traffic on Hiatus Road between 7:45 and 8:30 a.m., noting the number of cars trying to turn onto SR 84 on the north end.

8. ADJOURNMENT

Hearing no further business, Chair DeArmas adjourned the meeting at 6:56 p.m.

Date Approved: _____

3-26-14


Chair/Board Member